

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

August 27, 2014

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Bill Woeste, Don Hassler, Mark Morris, Tom Hasselbeck, Bob Myron and Ron D'Epifanio.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held August 13, 2014, were approved as submitted.

NEW BUSINESS:

Design Review Committee Items:

Cordless Sun Shades – La Pinata – 500 Wessel Drive, Unit 2-E

Slides of the location and area where the shades are proposed were shown. Ms. Donovan stated the Design Review Committee recommended approval with the condition that they be installed under the canopy. The applicant agreed to this condition.

Scott Lepsky, seconded by Don Hassler, made a motion that the Design Review Committee's recommendation for La Pinata at 500 Wessel Drive be approved as submitted.

Motion carried 7 – 0.

Replace Roof Top Sign – State Farm – 5136 Pleasant Avenue

Erin Donovan stated State Farm is updating their door, window and roof top signage. A slide of the existing and proposed signage was shown. The roof sign will be the same size and internally illuminated. Scott Lepsky, seconded by Bob Myron, made a motion to approve the State Farm signage as submitted.

Motion carried 7 – 0.

Consent Agenda – Cincy Vapors – 5080 Pleasant Avenue – Pole Sign and Building Sign

Erin Donovan stated these signs originally came through as Vapor Outlet. There is another business already using that name so this business was re-named Cincy Vapors. This is for information only and no action is needed.

Exterior Painting – 5145 Pleasant Avenue (Agenda Addition)

Scott Lepsky, seconded by Bill Woeste, made a motion to add this item to the agenda. Motion carried 7 – 0.

Erin Donovan explained the applicant has recently purchased this property and wanted to make improvements to the building. The applicant is requesting Carriage Red trim and Stucco White for the building. The applicant stated he plans on updating the barbershop sign at some point also. There are currently 4 businesses in the building.

Mark Morris, seconded by Don Hassler, made a motion to approve the paint colors for 5145 Pleasant Avenue as submitted.

Motion carried 7 – 0.

Conditional Use Application – Used Car Lot – 3120 Production Drive

Erin Donovan stated the property is one lot off of Route 4. It used to be an accounting office in front and auto detailing in the back. Slides were shown of the property. Cars are parked in the right of way. The business is in operation and our zoning inspectors cited them for signage without a permit and told them they needed to also get the Conditional Use approval. They have two rows of angled parking which is typically for one way traffic. This site only has one curb cut so there is the potential for cars to have to back out onto Production Drive. Also, it would be very tight for emergency vehicles to have access to the back portion of the property. This is an example of what the Commission discussed through the summer in regard to a property not being conducive for a car lot. This property was not designed for a car lot. It cannot be striped per our code; 60' is needed for two rows of parking and a traffic lane. It is only one lot from Route 4 but starts the creeping factor away from Route 4.

Mr. Michael Hanna, owner, stated he is the CPA that occupied and owns the building. There are two office areas and a garage. Alex Guzman, applicant, operates the repair shop next door and needed a place to sell the cars from. He wants to blacktop the grass area in front of the building and park cars there also. Ms. Donovan explained used car lots are not permitted in the industrial zoning districts and would require the Planning Commission's approval. Mr. Guzman stated he received approval from Columbus to move his license next door. Ms. Donovan stated Columbus licenses just for the sale of vehicles, the City regulates where the car lots can locate. Mr. Lepsky added certain pieces of property are set up properly for the sale of cars; others are not. This lot works better for office or manufacturing. With the two rows of parking, customers cannot enter and exit the site at the same time. Mr. Hanna replied that once the front is paved, one row of cars could be moved to the front of the building. Ms. Donovan stated the Commission has to decide if car sales should be conducted in the industrial areas. A few years ago, there was an applicant on Port Union Road who wanted to fix and sell cars. The Commission did not approve the sale of the cars as they felt it was more appropriate to sell the cars from Route 4.

Mr. Guzman told the Commissioners he currently has about 25 cars for sale. When the front is paved, some of the cars can be moved. Mr. Woeste stated it still will be unsafe even with the paving. Mr. Lepsky stated there is an ordinance currently before Council to regulate the car sales on Route 4 to make them safer and cannot support approving this application.

Scott Lepsky, seconded by Don Hassler, made a motion that the Conditional Use Application for a used car lot at 3120 Production Drive be denied.

Motion passed unanimously. The applicant was given 30 days to remove the cars for sale.

GENERAL DISCUSSION

Mr. Jeff Holtegel, 4930 Fairfield Avenue, stated he had 2 issues to discuss. The first was the used car lots and he now understands the City is moving forward with this process. There are a lot of vacant storefronts on Route 4 which are turning into car lots. He doesn't want to see Route 4 turn into Colerain Avenue. The other thing is the storage barns on Route 4 across from Bob Evans. These also should be regulated instead of an outright permitted use. John Clemmons stated the ordinance that is under consideration would make storage buildings, play structures and boat sales all Conditional Uses. The car lots pack the cars so tight on the site, setbacks are not being maintained. There is a 60' setback on Route 4 and it's being lost by the mass of structures and vehicles being displayed closer to the road. When the ordinance change was initiated, it only addressed cars. After further discussion, it was broadened out to include boats, sheds and play equipment.

Erin Donovan announced September 22nd is the Public Hearing regarding the ordinance change in regard to cars, boats, play structures and sheds.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk